



TOWN HALL  
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**AMHERST PLANNING BOARD  
Wednesday, October 18, 2006 – 7:00 PM  
Town Room, Town Hall  
AGENDA**

- I. MINUTES – Meeting of September 6, 2006**
- II. PUBLIC HEARING – SCENIC ROAD – JOINT HEARING WITH TREE WARDEN**

**7:05 PM Haskins View Definitive Subdivision – East Leverett Road (Map 3A/Parcels 20, 80, 78, Map 3B/Parcels 20 & 80). Trees proposed to be removed, pruned or trimmed:**

9" Ash, 16" Maple, 10" White Oak, 12" White Pine, 22" Red Oak, 12" Ash, two-stem 12" Maple, 32" Oak, 24" Oak, 14" Yellow Birch, 14" Oak, 30" Beech (Base Split), 16" Beech (crown missing), 18" Ash, 20" White Oak, two-stem 6"-8" Black Cherry, three-stem 10" Red Maple, 5" Black Cherry, multi-Stem 8" Black Cherry, 20" Red Maple, Multi Stem 4"-8" Red Maple, three-stem 6"-8" Apple, 5" Black Cherry, three-stem 4"-8" American Elm.

**III. PUBLIC HEARING – ZONING AMENDMENTS**

**7:30 PM A-21-06 Main & High Street Rezoning**

A proposal to rezone several properties on Main Street and High Street, as follows:

Rezone from General Residence (R-G) to Village Center Business (B-VC)—a portion of 319-321 Main Street (Map 14B, Lot 28), 446 Main Street (Map 14B, Lot 66), 462 Main Street (Map 14B, Lot 68), a portion of 457 Main Street (Map 14B, Lot 131).

Rezone from Commercial (COM), or from both Commercial (COM) and General Residence (R-G), to Village Center Business (B-VC)—502 Main Street (Map 14B, Lot 130), 534 Main Street (Map 14B, Lot 128), 13-15 High Street (Map 14B, Lot 129), High Street (Map 14B, Lot 234).

**8:00 PM A-22-06 FC Development**

A proposal to amend Sections 3.2832, 3.285, 6.3, 10.323 and 11.230 of the Zoning Bylaw to clarify dimensional regulations, residential development standards, and transmittal requirements in the Farmland Conservation (FC) overlay district.

**IV. NEW BUSINESS**

- A. Town Meeting Warrant Review & Movers/Speakers Selection(s)
- B. “Things You Need to Know” M.F.P.A.B. – Annual Meeting
- C. Smart Growth Comes of Age
- D. Other

**V. OLD BUSINESS**

- A. Planning Board/Zoning Board – Training Session
- B. Upcoming Meeting Schedule
- C. Other

**VI. FORM A (ANR) SUBDIVISION APPLICATIONS**

**VII. UPCOMING ZBA APPLICATIONS**

**VIII. UPCOMING SPP/SPR/SUB APPLICATIONS**

**IX. PLANNING BOARD SUBCOMMITTEE REPORTS**

- A. Zoning
- B. Atkins Working Group

**X. PLANNING BOARD COMMITTEE REPORTS**

- A. Pioneer Valley Planning Commission
- B. Community Preservation Act Committee
- C. Farm Committee
- D. Comprehensive Planning Committee

**XI. REPORT OF THE CHAIR**

**XII. REPORT OF THE DIRECTOR**

**XIII. ADJOURNMENT**